



PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 3/17/2005

Application No: BA-2004-00485

Control No: 2004-00359

Result: WITHDRAWN

Request: To allow a reduction in the required right-of-way landscape buffer; to allow a reduction in the required incompatibility buffer along the east property line; and to allow a reduction of the minimum lot size requirement.

Code Section / Description	Required	Proposed	Variance
6.A.1.B-1 Minimum Parking	Minimum Off-Street Parking and Loading Requirements, marina facilities require 1 parking space per wet slip, plus one space per three dry slips. The total number of required on-site parking for the subject site is twenty-five (25), however only twenty (20) are provided.	Minimum Off-Street Parking and Loading Requirements, marina facilities require 1 parking space per wet slip, plus one space per three dry slips. The total number of required on-site parking for the subject site is twenty-five (25), however only twenty (20) are provided.	Minimum Off-Street Parking and Loading Requirements, marina facilities require 1 parking space per wet slip, plus one space per three dry slips. The total number of required on-site parking for the subject site is twenty-five (25), however only twenty (20) are provided.
3.D.1.A.5 Front setback	Minimum lot size of 1.0-acres	Existing lot is approx 0.896-acres	0.104-acres

Address: 18085 A1A , Jupiter, FL - 33477
18025 N A1A , Jupiter, FL - 33477

The above variance was WITHDRAWN by the applicant.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 3/17/2005

Application No: BA-2004-00788

Control No: 1994-00067

Result: POSTPONED 30 DAYS

Request: To allow a reduction of the compatibility buffer, in the right-of-way buffer, the incompatibility buffer, and to allow bull pen parking for the east and west lot.

Code Section / Description	Required	Proposed	Variance
7.F.1.C Landscape - Incompatible Buffers	Minimum 15' buffer between incompatible uses	a.) 2.5' width between incompatible uses b.) 5' width between incompatible uses	A. 83% decrease (Requested on the West Lot) B. 66% decrease (Requested on the East Lot)
6.A.1.D Off Street Parking and Loading	All nonresidential uses shall provide parking spaces that comply with Table 6.A.1.D-3 & Figure 6.A.1.D-10	Allow Bullpen' Parking that does not meet minimum parking dimensions for valet parking (East Lot)	Allow parking that does not comply with Table 6.A.1.D-3 & Figure 6.A.1.D-10 (Requested on the East Lot)
6.A.1.D Off-street Parking	All nonresidential uses shall provide parking spaces that comply with Table 6.A.1.D-3 & Figure 6.A.1.D-10	Allow Bullpen' Parking that does not meet minimum parking dimensions for employee parking (West Lot)	Allow Bullpen' Parking that does not meet minimum parking dimensions for employee parking (West Lot)
7.F.1.A Landscape - Buffer Types Right of Way	Minimum 15' buffer when the ultimate ROW is 0'-99'	5' buffer when the ultimate ROW is 0'-99'	66% decrease (Requested on East and West Lots)
7.F.1.B Landscape - Compatible Buffers	Minimum 5' width between compatible uses	A. 2.5' buffer between compatible uses B. 0.5' buffer between compatible uses	A. 50% decrease (Requested on East and West Lots) B. 90% decrease (Requested on the East Lot)

Address: 2834 Shawnee Ave , West Palm Beach, FL - 33409

The above variance was POSTPONED for a period of 30 days.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2004-00789

Control No: 1990-00012

Result: APPROVED WITH CONDITIONS

Request: To allow a wall to exceed the maximum height requirement along the LWDD E-2W Canal.

Code Section / Description	Required	Proposed	Variance
5.B.1.A.2 Accessory uses and structures: Fences, walls & hedges	A wall inside a rear landscape buffer must have a 6 ft maximum height.	A wall inside a rear landscape buffer to be 8 ft - 9 ft in height per FDOT request.	To allow a wall inside a landscape buffer to be 8 ft - 9 ft in height.
Address: 558 Marginal Rd., West Palm Beach, FL - 33411 630 Marginal Rd., West Palm Beach, FL - 33411			

The above variance was granted subject to the following zoning condition(s):

- 1 By **March 17, 2006**, the applicant shall construct the proposed abatement wall along the eastern property line in order to vest the requested variance.

The development order for this particular variance shall lapse on 3/17/2007, two years from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2004-00993

Control No: 2000-30084

Result: POSTPONED 60 DAYS

Request: to allow an existing sfd to encroach into the front setback

Code Section / Description	Required	Proposed	Variance
3.D.1.A Lot Width	35 ft	30.15 ft	4.85 ft

Address: 3445 US Highway 1, Delray Beach, FL - 33483

The above variance was **POSTPONED** for a period of **60** days.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2004-01001

Control No: 1980-00085

Result: POSTPONED 30 DAYS

Request: To allow an exemption from platting of a preserve area.

Code Section / Description	Required	Proposed	Variance
3.F.3.G Conservation	All preserve areas shall be platted	No plat for preserve areas	no plat for preserve areas
Address: Vacant			

The above variance was **POSTPONED** for a period of **30** days.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2004-01125

Control No: 1980-00200

Result: WITHDRAWN

Request: To permit altering or enlargement of a non-conforming sign; an increase in max sign height; encroachment in the required setbacks; to allow more than three signs; an increased sign face SF; and to allow sign separation distances of less than 200 feet.

Code Section / Description	Required	Proposed	Variance
3.B.9 NBOZ	NBOZ Art.5, Sec 5-6 Business Signs requires min distance between signs on same parcel at 200 foot Non-conforming signs along NLB do not meet the min (range from 55-140 feet) That's a max variance of 145 feet to cover the 5 signs	NBOZ Art.5, Sec 5-6 Business Signs requires min distance between signs on same parcel at 200 foot Non-conforming signs along NLB do not meet the min (range from 55-140 feet) That's a max variance of 145 feet to cover the 5 signs	NBOZ Art.5, Sec 5-6 Business Signs requires min distance between signs on same parcel at 200 foot Non-conforming signs along NLB do not meet the min (range from 55-140 feet) That's a max variance of 145 feet to cover the 5 signs
3.B.9 NBOZ	NBOZ Art.5, Sec 5-6 Business Signs, permits two face signs a max of 40 SF if min of 20 feet from right-of-way; and a max sign height of 10 feet That's a variance request of 4.9 feet over the 10 maximum height; sign SF meets NBOZ min		That's a variance request of 4.9 feet over the 10 maximum height; sign SF meets NBOZ min
3.B.9 NBOZ	Variance #1 Applicant proposes to remove 1 of 5 nonconforming pole signs within its cumulative two (Sandtree and NLB) frontages and replace it with a monument type sign NBOZ Art. 5, Sec 5-1.B.3 prohibits altering or enlarging a nonconforming sign. That's a variance request from the prohibition.	Variance #1 Applicant proposes to remove 1 of 5 nonconforming pole signs within its cumulative two (Sandtree and NLB) frontages and replace it with a monument type sign NBOZ Art. 5, Sec 5-1.B.3 prohibits altering or enlarging a nonconforming sign. That's a variance request from the prohibition.	Variance #1 Applicant proposes to remove 1 of 5 nonconforming pole signs within its cumulative two (Sandtree and NLB) frontages and replace it with a monument type sign NBOZ Art. 5, Sec 5-1.B.3 prohibits altering or enlarging a nonconforming sign. That's a variance request from the prohibition.
3.B.9 NBOZ	NBOZ Art.5, Sec 5-6 Business Signs requires a min of 20 foot setback from right-of-way with max 40 SF sign area. The nonconforming signs vary from 5 foot down to 1 foot. That's a max variance of 19 foot to cover the 5 signs	NBOZ Art.5, Sec 5-6 Business Signs requires a min of 20 foot setback from right-of-way with max 40 SF sign area. The nonconforming signs vary from 5 foot down to 1 foot. That's a max variance of 19 foot to cover the 5 signs	NBOZ Art.5, Sec 5-6 Business Signs requires a min of 20 foot setback from right-of-way with max 40 SF sign area. The nonconforming signs vary from 5 foot down to 1 foot. That's a max variance of 19 foot to cover the 5 signs

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 3/17/2005

Application No: BA-2004-01125

Control No: 1980-00200

Result: WITHDRAWN

Request: To permit altering or enlargement of a non-conforming sign; an increase in max sign height; encroachment in the required setbacks; to allow more than three signs; an increased sign face SF; and to allow sign separation distances of less than 200 feet.

Code Section / Description	Required	Proposed	Variance
3.B.9 NBOZ	The cumulative length of Sandtree Drive and Northlake Boulevard is 1,528.55 feet NBOZ Art.5, Sec 5-6 Business Signs permits a max of three (3) signs (1/first300'+1/700' thereafter). That's a variance request to allow 2 additional signs	The cumulative length of Sandtree Drive and Northlake Boulevard is 1,528.55 feet NBOZ Art.5, Sec 5-6 Business Signs permits a max of three (3) signs (1/first300'+1/700' thereafter). That's a variance request to allow 2 additional signs	The cumulative length of Sandtree Drive and Northlake Boulevard is 1,528.55 feet NBOZ Art.5, Sec 5-6 Business Signs permits a max of three (3) signs (1/first300'+1/700' thereafter). That's a variance request to allow 2 additional signs
Address: 3720 Northlake Blvd., West Palm Beach, FL - 33403			

The above variance was WITHDRAWN by the applicant.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00005

Control No: 2005-00002

Result: POSTPONED 30 DAYS

Request: To allow an existing garage to be converted into an accessory dwelling and encroach into the required side interior and rear setbacks.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Property Development Regulations: Minimum lot area and dimensions	41.8 ft. Rear Setback	15.4 ft. Rear Setback	26.4 ft. Rear Setback
3.D.1.A Building Coverage	31.35 ft Side Interior Setback	16 ft. Side Interior Setback	15.35 ft Side Interior Setback

Address: 13173 157 Ct N , Jupiter, FL - 33478

The above variance was **POSTPONED** for a period of **30 days**.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 3/17/2005

Application No: **BA-2005-00008**

Control No: 1996-00039

Result: **APPROVED WITH CONDITIONS**

Request: To allow a proposed addition to encroach into the required side interior setback

Code Section / Description	Required	Proposed	Variance
4.D.5.C Use Regulations - Type 1A	15ft	7.1ft	7.9ft
3.D.1.A Property Development Regulations: Minimum lot area and dimensions	24.72 ft	17 ft.	7.72 ft

Address: 11761 153 Ct N, Jupiter, FL - 33478

The above variance was granted subject to the following zoning condition(s):

- 1 By **March 17, 2006**, the applicant shall obtain a building permit for the proposed addition in order to vest the variance approved pursuant to **BA 2005-008**.
- 2 Prior to the issuance of a final Certificate of Completion, the applicant shall relocated the existing 20.1ft X 11.1 ft aluminum shed in order to meet the required front and side interior setback.
- 3 Prior to the issuance of a Building Permit, the applicant shall submit both the Board of Adjustment and a copy of the approved survey/site plan to the Building Division.

The development order for this particular variance shall lapse on March 17, 2006, one year from the approval date. (DATE: MONITORING: Zoning).

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00131

Control No: 1992-00048

Result: DENIED WITHOUT PREJUDICE

Request: To allow an existing structure to encroach into the required rear and side interior setback and to allow an existing concrete slab to encroach into an easement.

Code Section / Description	Required	Proposed	Variance
5.F.2.A Easement Encroachment	No portion of any bldg. or structure to encroach into utility easement	to allow a portion of bldg or structure to encroach into utility easement	a portion of bldg or structure to encroach into utility easement
3.D.1.A-5 Property Development Regulations (Rear Setback)	15.0 ft rear setback	6.1 ft rear setback	8.9 ft rear setback
3.D.1.A-5 Property Development Regulations (Side Interior Setback)	7.5 ft. side setback	6.0 ft. side setback	1.5 ft. side setback

Address: 2064 E Carol Cir., West Palm Beach, FL - 33415

The above variance was DENIED without prejudice.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00132

Control No: 1988-00051

Result: APPROVED WITH CONDITIONS

Request: To allow an existing addition to encroach into the required rear setback and easement.

Code Section / Description	Required	Proposed	Variance
5.F.2.A Easement Encroachment	No portion of any bldg structure shall be permitted within any easement	To allow a portion of covered patio to encroach into the easement	To allow a portion of covered patio to encroach into the easement
3.D.2.B Property Development Regulations- Regulations for Zero-Lot Line (rear setback)	10 ft	4.4 ft	5.6 ft

Address: 5568 American Cir., Delray Beach, FL - 33484

The above variance was granted subject to the following zoning condition(s):

- 1 By **September 17, 2005**, the applicant shall secure a building permit in order to vest this variance. **(DATE: BUILDING: ZONING)**
- 2 The variance request is only for the existing screened addition. All other improvements shall meet the ULDC requirements. **(ONGOING: ZONING: ZONING)**

The development order for this particular variance shall lapse on March 17, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00133

Control No: 2004-00268

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction in required landscaping.

Code Section / Description	Required	Proposed	Variance
7.E.3.B.2 Phasing	The entire perimeter landscaping shall be installed prior to the issuance of the first Certificate of Occupancy (CO) or in accordance with a phasing plan approved by the DRO.	Installation of the north and south perimeter buffers only prior to completion of the first phase	Elimination of the installation of plantings in the east and west perimeter buffers until the adjacent properties are developed.
7.F.9.A-7 Incompatibility Buffer Standards	Incompatibility buffers shall provide a minimum 6' high continuous solid opaque visual screen composed of shrubs or shrubs, either alone or in combination w/ a wall, fence, or berm.	0 Large Shrubs 2298 Medium Shrubs 0 Small Shrubs 0 Groundcover	Elimination of the continuous opaque vertical landscape screen and modify shrub spacing requirements within south, west & east perimeter buffer.
7.F.7.B-6 Landscape - Right of Way Buffer Shrub Types	3 layers of shrubs and ground cover in East, South & West buffers 1 Large Shrub/48"OC for 25% = 551 1 Med. Shrub/30" OC for 25% = 1150 1 Small Shrub/24"OC for 50% = 1833 1 Groundcover/6" OC for 100% = 0	0 Large Shrubs 2298 Medium Shrubs 0 Small Shrubs 0 Groundcover	Elimination of two shrub type and groundcover requirements within the east, south and west perimeter buffers and elimination of large, medium, small shrubs and groundcover from north R-O-W buffer.
7.C.3-1 Minimum Tier Guideline	12' width all sides Front, side & rear 60% of facade	0 plantings	Elimination of foundation plantings around all buildings
7.C.3-1 Minimum Tier Requirements-Interior landscaping	Minimum Tree Quantities Non residential - 1 per 1,200 sq. ft. = 2178 Minimum Shrub Quantities Non residential 3 per 1,200 sq. ft. = 6534	Remove 1,186,678 sq. ft. of organized play areas from the calculation for trees and shrubs	Reduce the tree quantity from 2178 to 1189 and shrub quantity from 6534 to 3567.
7.F.7.B-6 r-ow Buffer Shrub types	A minimum of 50% of the buffer width shall be composed of a continuous opaque vertical landscape screen at least three feet in height, planted in a meandering pattern	No continuous opaque vertical landscape screen to be provided in the twenty (20) foot R-O-W landscape buffer.	Elimination of the continuous opaque vertical landscape screen within northern 20' wide R-O-W buffer.

Address: 18500 Hamlin Blvd , Loxahatchee, FL - 33470

The above variance was granted subject to the following zoning condition(s):

- By **March 17, 2008**, the applicant shall amend the landscape plan submitted to the building department to reflect the variance approval pursuant to BA-2005-0133. **(DATE: BUILDING: ZONING)**
- Landscaping shall be installed as shown on Kilday & Associates drawing #04-03 for District Park F dated 02/21/05.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

The development order for this particular variance shall lapse on March 17, 2008, three years from the approval date.
(DATE: MONITORING: Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 3/17/2005

Application No: BA-2005-00134

Control No: 2005-00055

Result: APPROVED WITH CONDITIONS

Request: to allow a proposed addition to encroach into the required side interior setback

Code Section / Description	Required	Proposed	Variance
3.D.1.A Property Development Regulations (side interior)	7.5 ft	6.0 ft	1.5 ft

Address: 3797 Bahama Rd , West Palm Beach, FL - 33410

The above variance was granted subject to the following zoning condition(s):

- 1 The variance request is only for the conversion of the existing carport into a room addition. All other improvements shall meet the ULDC requirements.
- 2 By **March 17, 2006**, the applicant shall secure a building permit in order to convert the existing carport into a room addition.

The development order for this particular variance shall lapse on March 17, 2006, one year from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00135

Control No: 2004-00589

Result: APPROVED WITH CONDITIONS

Request: To allow the elimination of the required 10% rear and side parking

Code Section / Description	Required	Proposed	Variance
6.A.1.D Off-street Parking	A minimum of 10% of the required parking spaces shall be located at the rear or side of each bldg. A public pedestrian walk shall connect the parking areas to the store entrance. Such pedestrian access way shall be a minimum of four feet in width, clearly marked, well lighted and unobstructed. ⁶² spaces@10%=6 spaces	The parking area is designed to have all required parking spaces within the front of the school with appropriate pedestrian connectivity to the front entrance of the school.	To allow the elimination of the required 10% rear and side parking.

Address: 8295 Clint Moore Rd., Boca Raton, FL - 33496

The above variance was granted subject to the following zoning condition(s):

- 1 By **March 17, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA2005-135.

The development order for this particular variance shall lapse on **March 17, 2007**, two years from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **3/17/2005**

Application No: BA-2005-00137

Control No: 2005-00056

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction of the R-O-W buffer along the SW property line.

Code Section / Description	Required	Proposed	Variance
7.F.7 Landscape - Right of Way Buffer	minimum r-o-w buffer width (along S property line) is 15 ft	r-o-w buffer width of 6.5 ft along 92 ft of the S property line	r-o-w buffer of 8.5 ft along 92 ft of the S property line
Address: 10201 Hagen Ranch Rd , Boynton Beach, FL - 33437			

The above variance was granted subject to the following zoning condition(s):

- 1 By **March 17, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA 2005-137.
- 2 All plant materials required by the ULDC within the 15ft right-f-way buffer shall be installed within the approved 6.5 feet buffer along the southern portion of the compactor loading zone as display on the applicant site plan dated 2/1/05.

The development order for this particular variance shall lapse on March 17, 2007, two years from the approval date. (DATE: MONITORING:Zoning)

END OF REPORT